

001.0

0003

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,035,400 / 1,035,400

APPRAISED:

1,035,400 / 1,035,400

USE VALUE:

1,035,400 / 1,035,400

ASSESSED:

1,035,400 / 1,035,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40-42		FAIRMONT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BATMASIAN JAMES H &amp; MARTA T

Owner 2:

Owner 3:

Street 1: 215 N FEDERAL HWY STE 1

Street 2:

Twn/City: BOCA RATON

St/Prov: FL Cntry Own Occ: N

Postal: 33432-3928 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2691 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
105							4000.000		603,400				432,000		1,035,400						992	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/04/17	



## USER DEFINED

Prior Id # 1: 992

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022		105	FV	603,400	0	4,000.	432,000	1,035,400		Year end	12/23/2021
2021		105	FV	577,700	0	4,000.	432,000	1,009,700		Year End Roll	12/10/2020
2020		105	FV	577,900	0	4,000.	432,000	1,009,900		Year End Roll	12/18/2019
2019		105	FV	432,700	0	4,000.	459,000	891,700	891,700	Year End Roll	1/3/2019
2018		105	FV	432,700	0	4,000.	334,800	767,500	767,500	Year End Roll	12/20/2017
2017		105	FV	407,600	0	4,000.	291,600	699,200	699,200	Year End Roll	1/3/2017
2016		105	FV	407,600	0	4,000.	248,400	656,000	656,000	Year End	1/4/2016
2015		105	FV	366,500	0	4,000.	243,000	609,500	609,500	Year End Roll	12/11/2014

## PARCEL ID

001.0-0003-0024.0

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY GASTON R	1126-128		5/17/1994		180,000	No	No	Y	

## TAX DISTRICT

## PAT ACCT.

97

## ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																															
Type: 13	- Multi-Garden			Full Bath: 3	Rating: Good																																																						
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																																																						
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																																																						
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																						
Frame: 1	- Wood			1/2 Bath:	Rating:																																																						
Prime Wall: 4	- Vinyl			A HBth:	Rating:																																																						
Sec Wall:				OthrFix:	Rating:																																																						
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																																																							
Roof Cover: 1	- Asphalt Shgl			Kits: 3	Rating: Good			<table border="1"> <tr> <td colspan="2">1st Res Grid</td> <td colspan="2">Desc: Line 1</td> <td colspan="2"># Units 2</td> </tr> <tr> <td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td> </tr> <tr> <td>Other</td><td></td><td></td><td></td><td>FR</td><td>RR</td> </tr> <tr> <td>Upper</td><td></td><td></td><td></td><td>BR</td><td>FB</td> </tr> <tr> <td>Lvl 2</td><td></td><td></td><td></td><td>HB</td><td>L</td> </tr> <tr> <td>Lvl 1</td><td></td><td></td><td></td><td>O</td><td></td> </tr> <tr> <td>Lower</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Totals</td><td>RMs: 13</td><td>BRs: 5</td><td>Baths: 3</td><td>HB</td><td></td> </tr> </table>				1st Res Grid		Desc: Line 1		# Units 2		Level	FY	LR	DR	D	K	Other				FR	RR	Upper				BR	FB	Lvl 2				HB	L	Lvl 1				O		Lower						Totals	RMs: 13	BRs: 5	Baths: 3	HB	
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Color: GREEN				A Kits:	Rating:																																																						
View / Desir:				Fpl:	Rating:																																																						
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																						
Grade: C	- Average			<b>CONDOS INFORMATION</b>																																																							
Year Blt: 1922	Eff Yr Blt:				Location:																																																						
Alt LUC:	Alt %:				Total Units:																																																						
Jurisdct: G12	Fact: .				Floor:																																																						
Const Mod:				% Own:																																																							
Lump Sum Adj:				Name:																																																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																															
Avg Ht/FL: STD				Phys Cond: GD	- Good			18.	%	Exterior:	No Unit	RMS	BRS	FL																																													
Prim Int Wal 2	- Plaster			Functional:						Interior:	2	5	2																																														
Sec Int Wall:				Economic:						Additions:	1	3	1																																														
Partition: T	- Typical			Special:						Kitchen:																																																	
Prim Floors: 4	- Carpet			Override:						Baths:																																																	
Sec Floors:				Total:	18.6 %					Plumbing:																																																	
Bsmnt Flr: 12	- Concrete									Electric:																																																	
Subfloor:										Heating:																																																	
Bsmnt Gar:										General:	3	13	5																																														
Electric: 3	- Typical																																																										
Insulation: 2	- Typical																																																										
Int vs Ext: S																																																											
Heat Fuel: 1	- Oil																																																										
Heat Type: 3	- Forced H/W																																																										
# Heat Sys: 3																																																											
% Heated: 100				% AC:																																																							
Solar HW: NO	Central Vac:	NO																																																									
% Com Wal				% Sprinkled:																																																							
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:																																										
<b>SPEC FEATURES/YARD ITEMS</b>																																																											
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More: N				Total Yard Items:				Total Special Features:				Total:																																															